

The Office of Archaeology and Historic Preservation's Newsletter

Washington Preservation

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Guide to Smart Codes Released

Redeveloping underused buildings could boost local economies, revitalize neighborhoods, and help meet growing demand for additional housing, industrial, and retail space. However, complex, outdated local codes often impede the ability of many communities to rehabilitate and reuse existing buildings. As a result, some States and localities are examining and rewriting their building codes to spur reinvestment in existing structures. A timely

HUD report, *Smart Codes in Your Community: A Guide to Building Rehabilitation Codes*, provides a thorough, yet easy-to-follow guide for developing "smart codes," construction codes that encourage alteration and reuse of existing structures.



Stanwood IOOF Hall - Stanwood, WA

"Smart Codes" reviews the general regulatory environment governing reuse of existing buildings and provides examples of recent State and local efforts to reduce regulatory complexities. The report also discusses HUD's 1997 Nationally Applicable Recommended Rehabilitation Provisions (NARRP). Adapting New Jersey's innovative Rehabilitation Subcode, NARRP provides a model rehabilitation code that other States and jurisdictions could adopt. NARRP rest on two principles: predictability and proportionality. HUD's model provides predictability because rehabilitation requirements for a particular project are clear from the beginning. NARRP ensures that code requirements are proportional to the extent of

work, making rehabilitation both affordable and cost-effective.

The report recommends strategies for adopting "smart codes" similar to NARRP at the local and State level. To begin this process, the report

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Our New Look

The Office of Archaeology and Historic Preservation is proud to unveil our new and improved Electronic Bulletin. With the change in format, we will continue to provide you with the news and information you want - in an exciting new package. The updated version of the newsletter will also be shorter - just 8 pages. Quicker to read, quicker to write, and more visually stimulating - we think we're on to something here! Feel free to give us your feedback by emailing newsletter editor, Megan Kelly, at megank@cted.wa.gov.



Office Of Community Development
Providing financial and technical resources to build livable and sustainable communities

Farm Bill Continues On

The Farm Bill continues to see the light of day on Capitol Hill. The bill is currently going into conference which means that both the House and the Senate have appointed representatives to try to hammer out differences between the Senate and House versions of the bill. The bill has passed the House and Senate, but the Senate has substantially changed its provisions making the conference necessary. The Senate version includes the Barn Preservation Bill which is not included in the House bill.

The Senate has named Tom Harkin (D-IA), Patrick Leahy (D-VT), Kent Conrad (D-ND), Tom Daschle (D-SD), Jessie Helms (R-NC) and Thad Cochran (R-MS) to serve as conferees when the House and Senate meet to conference the Farm Security Act of 2001 (H.R. 2646).

On March 1, the House Agriculture Committee named those who will join the Senate conferees in consideration of the Farm Bill. The House conferees are: Larry Combest (R-TX), John Boehner (R-OH), Bob Goodlatte (R-VA), Richard Pombo (R-CA), Terry Everett (R-AL), Frank Lucas (R-OK), Saxby Chambliss (R-GA), Jerry Moran (R-KS), Charlie Stenholm (D-TX), Gary Condit (D-CA), Collin Peterson (D-MN), Cal Dooley (D-CA), Eva Clayton (D-NC), and Tim Holden (D-PA). Chairman Larry Combest noted that in the selection, "we built the House-passed farm bill with input from all kinds of farmers in every region of the country, and we will maintain that balance with the conferees appointed today to speak on producers' behalf".

Details of the barn preservation provision:

1. A five year (FY 2002 to FY 2006), \$25 million authorization to support grants and programs.
2. Eligible barns must be at least 50 years old, retain sufficient integrity, and meet the criteria for listing on the National, State or local registers or inventories.
3. The program will be run by the Agriculture Department's Undersecretary for Rural Development.
4. Funds will be used to assist States to develop a list of historic barns, and to create educational programs relating to history, construction techniques,

rehabilitation, and contribution of historic barns to society.

"Grants will be made available for rehabilitation, repair, fire protection, vandalism prevention, research and identification."

5. Grants will be made available for rehabilitation, repair, fire protection, vandalism prevention, research and identification.

6. The barn preservation program is in Section 639 of the Senate Farm Bill S. 1628.

For more information, or questions call or e-mail Preservation Action, mail@preservationaction.org or 202/659-0915.



Seivers Barn - Lind, WA

Guide to Smart Codes Released

Continued from page 1

recommends creating a local stakeholders' committee to articulate problems that exist with a community's current regulatory approach to renovating existing buildings. Additional strategies include exploring other options and models that exist and comparing these models with current local regulations. The report also recommends that after communities adopt new rehabilitation codes, they should establish follow-up procedures, such as training for code enforcement officials.

"Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" is available for free download from the HUD USER Web site, or you may order a copy for \$5.00. Visit the HUD USER Web site at: <http://www.huduser.org/publications/destech/smartcodes.html>.

Recent National Register Nominations

Albers Mill, Pierce County – Completed in 1905, the Albers Brothers Mill is the only remaining remnant of a busy working waterfront that once graced the western shore of the Thea Foss Waterway in downtown Tacoma. The five-story brick building is the best physical remnant of the Albers Brother's milling operation. The success of the firm is recognized by the Nestle Corporation, which obtained the Albers Brothers trademark in 1984 and still today markets Albers brand grits and corn meal.



Jonas & Maria Lovisa Erickson Farmstead, Thurston County – Located southwest of Rochester, the Jonas & Maria Lovisa Erickson Farmstead is one of the best preserved farmsteads in Thurston County. The farmstead has remained in the hands of the Erickson family since 1897. The farmstead was nominated under a new Multiple Property Document that was developed by the Thurston Regional Planning Council with a Certified Local Government grant from OAHF.



Historic Bridges and Tunnels of WA State: 1951-1960 - After completing an intensive study of 812 bridges built in the state from 1951 to 1960, the Washington Department of Transportation has submitted a Multiple Property Nomination that highlights 30 of the most significant bridges built in the state during the 1950's. The nominated bridges include unusual span configurations, award winning designs and bridges built with unique materials. The bridges that have been reviewed to date include:

Benton City-Kioona Bridge, Benton County
Columbia R. Bridge at Umatilla, Benton County
Pioneer Memorial Bridge, Benton County
Wenatchee Ave. Southbound Bridge, Chelan County
Modrow Bridge, Cowlitz County
Chief Joseph Dam Bridge, Douglas County
Chehalis River Bridge, Grays Harbor County
Portage Canal Bridge, Jefferson County
Stossel Bridge, King County
Mt. Si Bridge, King County
Foss River Bridge, King County
Port Washington Narrows Bridge, Kitsap County
BZ Corner Bridge, Klickitat County
Columbia Bridge at the Dalles, Klickitat County
Klickitat River Bridge, Klickitat County
Dalles Bridge, Skagit County
Rainbow Bridge, Skagit County
Conrad Lundy Jr. Bridge, Skamania County
Red Bridge, Snohomish County
Snohomish River Bridge, Snohomish County
Steamboat Slough Bridge, Snohomish County



Columbia River Bridge at The Dalles

Washington Heritage Register Nominations



First Presbyterian Church of Trout Lake, Klickitat County - Constructed in 1906, the First Presbyterian Church of Trout Lake, in Klickitat County, is a noteworthy example of typical small town rural ecclesiastical architecture. The 27' x 65' building has clapboard siding and a ridge mounted steeple which still graces its original church bell. The church joins 18 other religious structures currently listed on the Washington Heritage Register.



The Cascade Laundry Company, Spokane County - Constructed in 1913, the Cascade Laundry Company Building is a prominent two story brick and concrete structure located in Spokane. The building was designed by Spokane architect Loren L. Rand, who's more notable work includes the NR listed Lewis & Clark High School. The Cascade Laundry operated in the building until 1941, when it was converted to use as a transportation warehouse for one of the largest trucking companies on the west coast, the United Trucking Company.

Downtown Revitalization Award Nominees Sought

The Office of Trade and Economic Development is accepting nominations for the annual Excellence in Downtown Revitalization Awards. Award categories include Outstanding Public Partner, Outstanding Achievement in Promotion, Outstanding Design Project, Business Success Story, Best Economic Restructuring Story and Outstanding Special Project.

To be eligible, all projects and activities must have taken place or have been completed between January 1, 2001 and March 1, 2002. Nominations are open to all communities participating in the Downtown Revitalization Program's Tier System Network. If your community is not currently a member of the Tier System, or if you're not sure, please contact Susan Kempf with the Downtown Revitalization Program at 360-725-4056. Application materials are available on-line at <http://edd.cted.wa.gov/cac/whatsnew/index.html>. The deadline for submitting applications is Friday, March 15, 2002. Awards will be presented May 8-10, 2002, during the Sixteenth Annual Downtown Revitalization Training Institute in Port Townsend.

New OAHP Display Board

Michael Houser, Architectural Historian and Megan Kelly, CLG Coordinator, have put the final touches on a brand new display board for the Office of Archaeology and Historic Preservation. The intent of the display is to convey to those who are unfamiliar with our office what we do and who we are. The display board will travel with us to public meetings, conferences, training workshops and anywhere else it makes sense to be!



Partners in Preservation: Institutions of Higher Education

Many colleges and universities are expanding into residential and commercial neighborhoods surrounding their traditional campus boundaries, purchasing a large number of both individually historic buildings and buildings in historic districts. How do community leaders and preservationists work with these institutions to preserve historic resources?

"Partners in Preservation", published by the National Trust for Historic Preservation, addresses the "town and gown" relationship by focusing on historic preservation within communities rather than historic preservation issues on college campuses themselves. This 24-page publication identifies several significant factors that community leaders and preservationists must understand in order to effectively advocate and successfully influence a college or university's preservation decisions and actions. Examples of successful institutional and community partnerships, legal tools for preservation, and resources for additional information are also included.

The author, Leslie Durgin, served as mayor of Boulder, Colorado for eight years and has extensive experience in the relationships among communities and universities. She currently serves as a member of the city of Boulder's Landmarks Preservation Advisory Board.

"Partners in Preservation" (order number 2183) is available now for \$10 from Preservation Books. National Trust Forum members can take advantage of a 25% discount and standard members of the Trust receive a 10% discount on all orders. Discounts do not apply to shipping charges. Order online at: <http://www.preservationbooks.org>.

Brookings Institute Study Examines Sprawl

The latest sprawl study released by the Brookings Institution Center on Urban and Metropolitan Policy examines whether federal spending has benefited inner cities or suburban areas. The study, using Chicago and its suburbs as a case study, found that federal programs have primarily promoted wealth in newer suburbs. The study is available at:

<http://www.brookings.edu/es/urban/publications/perskyexsum.htm>.

The Legislative Building Rehabilitation Project

The Office of Archaeology and Historic Preservation is an active participant in the current Legislative Building Rehabilitation Project. The Department of General Administration is directing the multi-million dollar project, which is being conducted in accordance with the Secretary of the Interior's Standards for Rehabilitation. The Legislative Building Rehabilitation Project Team includes GA project staff, a general contractor/construction manager, architects and numerous specialized consultants. Janet Thornbrue, OAHF's newest Historic Architect has been assigned to this project. She is working with the team on all phases of the design and construction, reviewing issues and proposals for potential impacts on the historic fabric of the building, providing guidance on the Standards, and balancing historic preservation concerns with rehabilitation and accessibility needs.

The Legislative Building is listed on the National Register of Historic Places as a contributing element of the Washington State Capitol Historic District. The building,

now 75 years old, has outdated plumbing, heating and electrical systems that are failing. Water and sewer pipes are corroded; heating and air conditioning are undersized; and telecommunication, electrical and fire safety systems are inadequate. Moreover, the Legislative Building is overcrowded. During the 105-day session in 1999 the building housed 455 workers and hosted 90,000 visitors. When opened in 1928, the building was designed to support an estimated 155 workers. Public participation at the level we see today was never envisioned by the building's architects. Without rehabilitation, the Legislative Building, the most significant historic building in the state, will not be functional or safe. The State Enabling Act of 1889 set aside timber land for the sole purpose of establishing and maintaining the state capitol. Dedicated timber revenues generated by this land, with no general fund tax dollars, will fund the Legislative Building Rehabilitation Project.

Currently in the schematic design phase, this project will:

- Repair and replace heating ventilation & air conditioning, plumbing & electrical
- Strengthen seismic reinforcement
- Complete repairs resulting from the Nisqually Earthquake
- Repair and clean exterior sandstone
- Add new fire protection systems
- Create new public spaces on the first floor
- Improve access and safety between the South Portico and Sundial areas

February 28th marked the one-year anniversary of the Nisqually Earthquake. The Legislative Building Rehabilitation Team has had the opportunity to work with the tenants of the building, construction specialists and design professionals in a unified effort to bring the building back as a working environment. The Team

is also striving to assure that the building will be ready to offer safe exiting for the tenants in the event of

another emergency. Discussions with the Federal Emergency Management Agency, FEMA, have been ongoing since the earthquake, and agreements are soon to be finalized regarding the nature and extent of damage to the building, the methods of repair, and the cost of designing and performing the necessary repairs, concurrent with the rehabilitation work.

Prior to construction, the tenants in the building will be temporarily relocated to various buildings on the campus and in leased facilities. Temporary relocation efforts include modifications to nearby Cherberg, Insurance, Newhouse, O'Brien and Pritchard Buildings. OAHF has also been involved in the review of these modifications. Construction will begin in June 2002 and will be completed in time for the building to be reoccupied for the 2005 Legislative session.

Interior of the dome

reoccupied for the 2005 Legislative session.

Watch for a web site devoted to the Legislative Building Rehabilitation Project – coming soon!



Working inside the dome structure



Fire Lookout Needs New Home

The Goodman Hill Fire Lookout Tower has been a Fort Lewis landmark since construction in the early 1940s. Gracefully tapering to an astounding 100 feet, the tower is constructed of 8" x 8" treated posts held together with diagonal and horizontal ties. Atop the tower is a 7' x 7' cab from which rangers monitored the surrounding forest for fire. Goodman Hill is the last surviving of five towers that were constructed at Fort Lewis during the late 1930's and early 40's, all built to impressive heights of about 100'. The remaining four have been destroyed or removed from the base.

Unfortunately, deterioration of its wooden members, tight budgets, and a changing mission now threaten the Goodman Hill Tower. Thanks go to Fort Lewis officials who recognize its historic significance. Initially plans were made for demolition of the tower, however word from top brass is that the Army is willing to work with interested parties to safely remove and reassemble the tower off-post. Irene Potter, a Pierce County fire lookout enthusiast and member of the Forest Fire Lookout Association, is leading an effort to save the tower. Volunteering her time and resources, she has been pounding the pavement looking for someone to move the tower and make it accessible for public enjoyment and education. Irene has approached the Metropolitan Park District of Tacoma and Pierce County to take the tower for re-location to Northwest Trek near Eatonville or to Point Defiance Park. However, funding and the logistics of dismantling, moving, and re-assembling the tower pose daunting challenges. If you have ideas and/or are willing to help Irene in her efforts to save the Goodman Hill Tower, she may be reached at isparrow@seanet.com, or contact Greg Griffith at gregg@cted.wa.gov or 360-586-3073.



Goodman Hill Fire Lookout Tower

Cities and Counties Gear Up for Comprehensive Plan Updates

By September 1, 2002, every city and county in Washington that is planning under the Growth Management Act (GMA) must take action to review and, if needed, revise its comprehensive plan and development regulations to ensure that they comply with mandatory provisions of the act. The GMA, passed by the Legislature in 1990, consists of 13 statewide planning goals including one encouraging communities to identify and protect historic and cultural resources. To date, many communities across the state have worked to develop historic preservation chapters or elements in their plans. Also relevant to preservation, several plans have developed elements that address design guidelines, community character, downtown revitalization, economic development, and parks and recreation. In contrast, other communities have focused on

“The GMA consists of 13 statewide planning goals including one encouraging communities to identify and protect historic and cultural resources.”

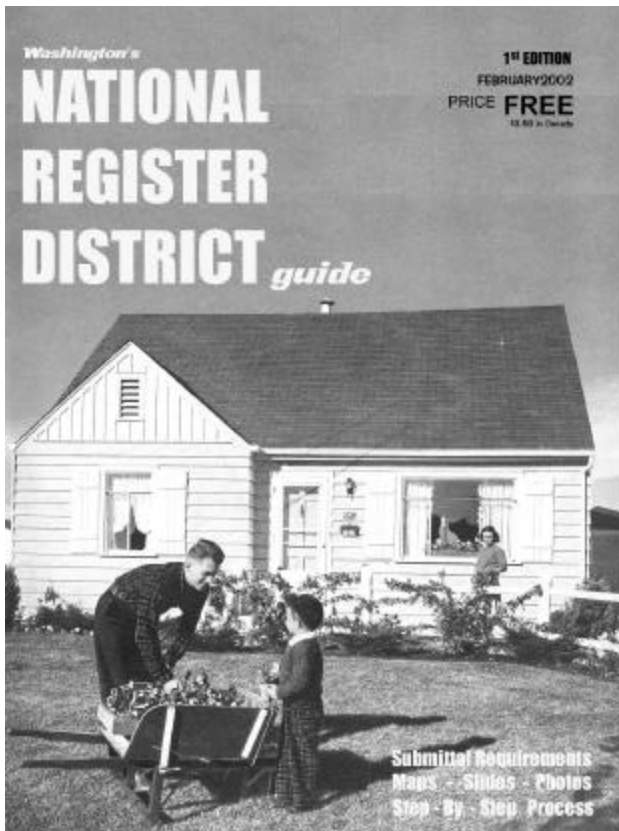
mandated planning elements and have not been able to adequately address protection of historic and cultural resources.

The 2002 update requires communities to review their comprehensive plans to assess how the plans meet or do not meet the statutory requirements of the act including issues such as urban growth area boundaries, critical areas ordinances, development regulations, protection of rural lands, affordable housing, public facilities, and shoreline protection. Although not a required planning element, the 2002 update does provide an opportunity for preservationists to remind local planners and elected officials of the benefits that historic preservation brings to community development. Preservationists are also encouraged to determine whether their local comprehensive plans contain goals and policy statements that address cultural resource protection and support historic preservation efforts in their communities.

Legislation is currently being debated about extending the September 2002 deadline to 2004 and beyond. If passed by the Legislature, this bill would provide communities at least two additional years to update their plans based upon year 2000 census figures. For more information about the GMA and the 2002 update, visit the Department of Community, Trade, and Economic Development's Growth Management website at www.ocd.wa.gov/growth.

National Register District Guide Available

OAHP's National Register Coordinator, Michael Houser, has recently completed a technical leaflet to assist preparer's of National Register district nominations. The new guide, acts as a supplementary to the NR Bulletins and clearly defines OAHP's submittal requirements, the classification systems used by the state, and how to layout the nomination. For those interested you can download a copy from OAHP's web site or request a hard copy from Michael Houser, at (360) 586-3076 or Michaelh@cted.wa.gov.



Statewide Preservation Plan Questionnaire Coming Soon

As part of an initial phase in development of a statewide historic preservation plan, OAHP is working to develop a questionnaire intended to garner feedback from Washington's preservation community and beyond. The questionnaire will be available both electronically and in hard copy formats. Responses from the questionnaire will be used to kick-off a year long effort to identify and frame issues that affect historic preservation efforts in Washington State. In turn, the information will be translated into development of an updated preservation plan tentatively titled *Shaping the Future by Preserving the Past*.

OAHP intends to use the questionnaire for two purposes: first, to generate comments about historic preservation efforts in Washington coupled with ideas about how these efforts can be strengthened in coming years. The second purpose of the questionnaire is intended to help the Office assess the quality of its customer service and identify ways to better meet the needs of the public.

Responses from the questionnaire will be used by OAHP and a Plan Advisory Committee (PAC) to help shape the scope and direction of the statewide preservation planning document. Look for the questionnaire to appear in your email mailbox by March 29. OAHP will also be making the questionnaire available to a broader audience as well. If you know of someone in particular who should participate, please contact Greg Griffith at gregg@cted.wa.gov or call 360/586-3073. Also, if you are interested in helping to develop the preservation plan, please be sure to contact Greg.

2001 CLG Annual Reports Show Strong Local Programs

2001 Annual Reports have been turned in by all of the Certified Local Governments in the state and the results are encouraging! Perhaps the most impressive number is the one associated with the dollars reinvested in Nationally and locally designated properties through the Special Valuation program. Thirty-nine property owners took advantage of the Special Tax Valuation program, investing \$80,511,864 in historic properties in their communities. Eighty million dollars in ten communities - wow!

Design review of nearly 600 properties helped owners do the right thing

when it came to making changes to their locally designated properties. Local historic preservation commissions designated 75 properties to local registers of historic places. Over 800 properties were inventoried and added to both the local jurisdiction's and OAHP's inventory records for use in planning efforts, Section 106 review, and other important fact-finding endeavors. And, in their efforts to keep historic preservation at the forefront in their communities, historic preservation commissions held a whopping 400+ public meetings in 2001.

The efforts of local historic preservation staff and commissions cannot be overstated - they truly are the eyes and ears of preservation. OAHP routinely relies on local expertise to guide us in decision-making, and we in turn are happy to help local communities in any way we can. If you would like to learn more about the Certified Local Government Program or how your community can develop a historic preservation program, please contact Megan Kelly, Certified Local Government Coordinator, at megank@cted.wa.gov or by phone at 360/586-3074.

Upcoming Events

"Finding Grants to Fund Your Vision," a Heritage Resource Center Workshop

Monday, March 18, 2002
Moses Lake Museum and Art Center
228 W. Third Avenue
Moses Lake, WA

or

Thursday, March 21, 2002
Museum of History and Industry
2700 24th Avenue East
Seattle, WA

"Finding Grants to Fund Your Vision" is a practical, one-day workshop that will guide participants through preparing your organization for grant getting, finding grant sources, drafting a winning application, publicizing your project, and providing your donor appropriate aftercare.

For more information, contact the Heritage Resource Center staff at 360/586-0219 or jpeterston@wshe.wa.gov.

Restoration & Renovation Exhibition and Conference

March 20-23, 2002
Hynes Convention Center
Boston, MA

Web site: www.restorationandrenovation.com
Telephone: 978/664-6455 Fax: 978/664-5822
Email: info@restoremedia.com

Pacific Northwest History Conference, "History on the Edge and at the Center"

April 4-6, 2002
Seattle, WA

For more information, go to the Washington State Historical Society web site at www.wshe.org/text/pnhc_2002.htm or email jpeterston@wshe.wa.gov.

National Town Meeting on Main Street

April 7-10, 2002
Fort Worth, TX
Web site: www.mainstreet.org
Telephone: 202/588-6219
Email: townmeeting@nthp.org

Preserving the Historic Road in America: Third Biennial Conference on Historic Roads

April 11-14, 2002
Omaha, NE
Telephone: 202/588-6204
Web site: www.historicroads.org

Scenic Summit: Action for America's Communities, Countryside, and Public Lands

April 21-24, 2002
Denver, CO
Sponsored by Scenic America
Web site: www.scenicsummit.org

Introduction to Section 106 Review

May 1-2
Portland, OR
Holiday Inn Portland Convention Center
A two-day heritage resources management course offered jointly by the University of Nevada, Reno College of Extended Studies and the Advisory Council on Historic Preservation, a federal agency.

Course fee: \$445; one optional graduate credit, \$107.50. Early registration is required. Registration and information: 775/784-4062 or 1/800-233-8928.

RESTORE Workshop, "Cleaning of Masonry Structures: Current Practice and Technology"

May 2-3, 2002
Seattle, WA

This is part of a series of workshops on Architectural Conservation Techniques that RESTORE began on the west coast in 1998 at Stanford University. This workshop, *Cleaning Masonry Structures: Current Technology and Practice*, will cover all aspects of this challenging and complex procedure. The RESTORE workshop will equip participants to understand the methodology and technology of cleaning masonry structures. Participants will learn a material science approach to problem solving methodology - how to identify masonry materials, selection of proper cleaning techniques and materials and how to avoid costly, often irreversible mistakes.

This RESTORE Workshop on Cleaning Masonry Structures will be held on May 2 - 3, 2002, from 9:00 am to 5:30 pm, and will take place in the historic Dome Room of the Arctic Building, 700 Third Avenue, Seattle, Washington.

If you have any questions or need more information, please call Jan C. K Anderson or Mike Mecklenburg at RESTORE 212/213-2020.

Preservation Leadership Training

June 22-29, 2002
Application Deadline: April 19, 2002
Marshall, CA

Preservation Leadership Training is an intensive one-week experience tailored to the needs of state and local preservation organizations.

For more information contact the National Trust for Historic Preservation at 202/588-6067 or plt@nthp.org.

National Alliance of Preservation Commissioners' Forum 2002

August 1-4, 2002
San Antonio, TX
Web site: www.arches.uga.edu/~napc
Telephone: 706/542-0169
Email: napc@uga.edu